



COTTONWOOD HEIGHTS

PLANNING COMMISSION STAFF REPORT

SEPTEMBER 17, 2008



COTTONWOOD HEIGHTS PLANNING COMMISSION AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Regularly Scheduled Meeting** beginning at **7:00 p.m. on Wednesday, September 17, 2008**, in the Cottonwood Heights City Council Chamber located at 1265 East Fort Union Blvd., Suite 250 (work session) and Suite 300 (business meeting), Cottonwood Heights, Utah.

5:45 p.m. WORK SESSION (suite 250)

7:00 p.m. BUSINESS MEETING (suite 300)

1.0 WELCOME/ACKNOWLEDGEMENTS – Chairman

2.0 CITIZEN COMMENTS

(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Recorder prior to noon the day before the meeting)

3.0 PUBLIC HEARINGS

3.1 The Planning Commission will hold a public hearing and receive comments on the proposed amendments to the Mixed-Use Zone (19.36) for the addition and regulation of Urban Mixed-use Self-storage facilities as requested by Jim Kane.

3.2 The Planning Commission will hold a public hearing and receive comments on the proposed amendments to the Foothill Recreation Zone F-20; Foothill Residential Zone F-1-43; Foothill Residential Zone F-1-21; Rural Residential Zone RR-1-43; Rural Residential Zone RR-1-21; Residential Single Family Zone R-1-15; Residential Single Family Zone R-1-10; Residential Single Family Zone R-1-8; Residential Single Family Zone R-1-6 zoning amendment. Modifying setbacks for accessory structures and re-evaluating the adopted list of permitted and conditional uses.

3.3 The Planning Commission will hold a public hearing and receive comments on the land use map of the general plan for properties located on the west side of Highland Drive between 1989 E. Meadow Drive and 6876 S. Highland Drive.

4.0 ACTION ITEMS

4.1 The Planning Commission will take action on the proposed amendments to the Foothill Recreation Zone F-20; Foothill Residential Zone F-1-43; Foothill Residential Zone F-1-21; Rural Residential Zone RR-1-43; Rural Residential Zone RR-1-21; Residential Single Family Zone R-1-15; Residential Single Family Zone R-1-10; Residential Single Family Zone R-1-8; Residential Single Family Zone R-1-6 zoning amendment. Amendments include modifying setbacks for accessory structures and modifying the adopted list of permitted and conditional uses.

4.2 The Planning Commission will take action on the proposed amendments to Chapter 19.76, Supplementary and Qualifying Regulations.

4.3 The Planning Commission will take action on a request by Jason Adams for a conditional use permit for the Avalon Point Subdivision. The applicant is requesting a Planned Unit Development located at 8420 S. Wasatch Blvd.

5.0 DISCUSSION ITEMS

5.1 There are no discussion items on the agenda.

6.0 PLANNING DIRECTOR'S REPORT

7.0 APPROVAL OF MINUTES

7.1 April 16, 2008

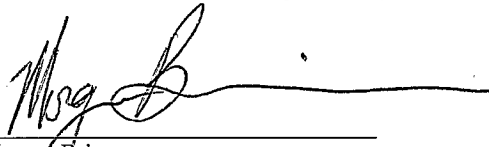
7.2 May 21, 2008

7.3 August 20, 2008

7.4 September 03, 2008

8.0 ADJOURNMENT

On Friday, September 12, 2008, at 4:00 p.m. a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Planning Department. A copy was also faxed or emailed to the Salt Lake County Council, Holladay City, Midvale City, Murray City, and Sandy City pursuant to Section 10-9-103.5 of the Utah Code. The agenda was also posted on the city internet website at www.cottonwoodheights.utah.gov



Morgan Brim
Planning Technician



Item 2 – CITIZEN COMMENT

Issue: _____

Comments:

Issue: _____

Comments:

Issue: _____

Comments:



Item: 3.1 - PUBLIC HEARING: Proposed Amendment to the Mixed Use Zoning Ordinance to add Urban Mixed-Use Self-Storage as a Conditional Use with Regulations – Jim Kane, Applicant.

The application before you is one for an amendment to the entire MU zone within the City. The applicants are seeking to amend the code to allow a conditional use of Urban Mixed-Use Self Storage. The name may seem convoluted, but the product the applicant is proposing actually stands apart from other self-storage facilities and I believe that the applicant wants to change the definition of the product as well with the proposed name.

The basic idea is that there is an apparent need for self-storage facilities for residents of the City. We have a total of two self-storage facilities, or storage units, in the City; one is fairly new (Union Park and 7183 S.), being that it was built in 2005 and the other (2300 E. Ft. Union) is quite a bit older. Both units mentioned here are single use facilities.

The target area for the use of the Urban Mixed-Use Self-Storage is the MU zone, but more specifically the gateway overlay zone. Being that the gateway overlay zone is a sensitive area due to the City's desire to produce a high quality and aesthetic entrance to the City, the proposal for this use has faced much scrutiny already by staff and the ARC. In working with the ARC and the applicant, we were able to take the applicants proposed language for the regulation and work with it to make it a regulation that could work in Cottonwood Heights.

The proposed ordinance change and regulation for Urban Mixed-Use Self-Storage is broken down in the following manner:

1. Definition. This section sets out how the Urban Mixed-Use Self Storage is different in form and function, to some degree, than the traditional storage unit buildings.
2. Regulation.
 - a. The regulations are part of the ordinance and therefore required of any developer of a self-storage facility in the City. In addition, the use of Urban Mixed-Use Self-Storage is a conditional use and therefore the Planning Commission has more leeway to attach conditions that will mitigate potential detrimental effects of the proposed use.
 - b. The ordinance clearly illustrates the concept of "mixed-use" and requires that storage units be brought up to a standard that will mask the light industrial nature of the primary use through aesthetic control.
 - c. The bulk of the regulation focuses on aesthetic controls and making the project look as though it were a residential multi-family building or office building. The regulation also address landscaping, screening, four sided architectural elements, and the specific appearance of the building with the proposed materials.
 - d. Regulations also limit the ability the owner/operator has to operate incompatible uses on the property as the secondary use. For example, moving truck rental operations would be

URBAN MIXED-USE SELF-STORAGE

A. Urban mixed-use self-storage in this title shall be defined as a single building containing more than the primary land use of self-storage, or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. An urban mixed-use self-storage facility is intended to be used for a mix of uses between the primary use of a private noncommercial, non-industrial storage facility and general, professional office, medical, dental offices, retail or residential dwelling units.

1. Urban mixed-use self-storage shall be a conditional use in the MU and ORD zoning districts and shall be reviewed by the architecture review commission. The architecture review commission shall make a recommendation regarding the proposed mixed-use self-storage facility to the planning commission.

2. The following criteria shall be considered by the architecture review commission and the planning commission when reviewing conditional use requests for mixed-use self-storage facilities in the MU and ORD districts:

(a) It is the intent of this section that the second principal use shall be distinct from and unrelated to and not an accessory of the self-storage facility.

(b) A minimum of 1,500 square feet or 10% of the ground floor area of the principal use of self-storage, whichever is greatest, shall be devoted to at least one additional principal use. The additional principal use may be either general, professional office, medical, dental offices, retail or residential dwelling units or an appropriate mix of any or all of the above uses.

(c) Detailed building elevations and color/material boards shall be submitted for review to the architecture review commission prior to ~~any planning commission meeting~~ any consideration of ~~for a~~ conditional use permit for a mixed-use self-storage facility by the planning commission.

(d) Exterior building material ~~shall be required to~~ must be approved by the architecture review commission and shall match the quality, texture and architectural intent of surrounding buildings and the intent and regulations of the gateway overlay zone design guidelines.

(e) Urban mixed-use self-storage buildings shall have a minimum of 15% transparency on all floors which shall consist of functioning windows that provide visibility into a room from the public right-of-way or adjacent property and out of a room from the interior.

(f) All building facades shall have the appearance of an office, residential and/or retail building through the use of doors, windows, awnings, and other appropriate building elements as approved by the city's architecture review commission.

(g) Self-storage buildings that can accommodate two or more stories shall be designed to have the appearance and function of a multi-story building through the use of windows, doors, awnings, canopies and other appropriate building elements.

(h) Urban mixed-use self-storage facilities shall be designed with the intent that the front façade of the building, visible ~~to~~ from the public right of way, shall have ample bulk and massing to address the mitigation of the potential aesthetic impact of the primary use.

(i) External unit doors must be screened from neighboring land uses to an extent determined appropriate by the architecture review commission based on the potential impact to surrounding land uses.

(j) No resident manager apartment shall be allowed in mixed-use self-storage facilities unless 50% of secondary uses are residential.

(k) No outside storage of vehicles, boats, motor homes, RVs or any other materials or equipment shall be allowed at any mixed-use self-storage facility.

(l) Commercial moving truck rentals shall be a-prohibited operation-at mixed-use self-storage facilities. A mixed-use self-storage facility shall be allowed to have no more than two private moving trucks owned and operated by the facility and available to the renters of units within the facility only. Moving trucks meeting the above regulation shall be required to be stored out of sight of the public right of way.

prohibited on an Urban Mixed-Use Self-Storage property. In addition, outside storage would be strictly prohibited.

As is evident with the proposed regulations, one of the major points of discussion with the ARC and staff centered on aesthetics. We were concerned that it would be hard to regulate the proposed use to fit in with the gateway overlay zone as opposed to other more industrial areas of the City. In the end, we were able to produce a document that is recommended to you by the ARC and staff as being what will make the difference in regulating this use in the gateway overlay zone.

With the aesthetic, place and use controls being proposed here I believe the addition of the Urban Mixed-Use Self-Storage as a conditional use in the MU zone will not be detrimental to the goals of the gateway overlay zone, which are to:

1. Preserve the quality of life and existing image of the City.
2. Enhance the sense of arrival into the City by upgrading the design standards and development character at major entry points and to establish a positive first impression of the City and facilitate access into the downtown core.
3. Establish a definable urban edge and transition between the urbanized community and its residential setting.
4. Encourage pedestrian activities in key areas through pedestrian scale developments.
5. Promote development strategies in which buildings, landscaping, and innovative architectural design become the prominent focus of developments in the gateway zones.

Staff is recommending approval of the amendment to the MU zone as proposed.



Item: 3.2 - PUBLIC HEARING: Proposed amendments to the Foothill Recreation Zone F-20; Foothill Residential Zone F-1-43; Foothill Residential Zone F-1-21; Rural Residential Zone RR-1-43; Rural Residential Zone RR-1-21; Residential Single Family Zone R-1-15; Residential Single Family Zone R-1-10; Residential Single Family Zone R-1-8; Residential Single Family Zone R-1-6 zoning amendment. Modifying setbacks for accessory structures and re-evaluating adopted list of permitted and conditional uses.

As was reported in the past, the application for changing the conditional and permitted uses of the residential zones as well as the accessory building setback regulations was initiated by the City.

The change to the setbacks is simply for accessory buildings on a property such as detached garages or sheds. The previous setback was five feet; we are now proposing three feet to be the minimum setback. The original five foot setback was recommended by staff to address issues related accessory buildings being located so close to property lines that a nuisance strips of weeds and potential vermin infestation was possible with such a small setback (the previous setback minimum was one foot). The five foot setback allows owners to enter the setback area and clean out debris and weeds; however, it seems that the same end result can be reached through a means of creating a new setback minimum of three feet for accessory buildings.

The purpose for the change in some of the conditional and permitted uses is a little more involved, but can be summed up by saying that the planning commission and staff thoroughly reviewed the list of uses and tried diligently to identify uses that were either not appropriate, inconsistent with current land use patterns or even ahead of their time. For example, one use that was eliminated in the RR zones was milk processing plants. While it may be true that some residents in the City have cows, there are not any properties that I know of processing milk to the extent that the code allows, so our recommendation is to remove the use as it is inconsistent with current land use patterns.

For every change in the land use tables there is an explanation as to why the change was necessary, such as the one illustrated above. I will plan to bring a matrix of all of the changes so that the planning commission and the public can look at all of the changes together. This will be shown during the meeting on September 17, 2008.

Staff recommends approval of the proposed amendments to the residential zones as presently constituted.

DRAFT

Chapter 19.08 F-20 -- FORESTRY ZONE

Sections:

- 19.08.010 Purpose.**
- 19.08.020 Permitted uses.**
- 19.08.030 Conditional uses.**
- 19.08.040 Water quality.**
- 19.08.050 Minimum lot size.**
- 19.08.060 Minimum lot width.**
- 19.08.070 Set backs.**
- 19.08.080 Maximum height of structures.**
- 19.08.090 Maximum lot coverage.**
- 19.08.100 Limits of disturbance.**
- 19.08.110 Tree and vegetation protection.**

19.08.010 Purpose.

The purpose of the F-20 zone is to provide recreational and residential opportunities for property owners within areas of hillside and steep slopes in the city while providing preservation of the natural landscape of hillsides.

19.08.030 Conditional uses.

Conditional uses in the F-20 zone are as follows:

1. Single family detached dwellings;
2. Planned unit development;
3. Private parks and recreational grounds;
4. Public and quasi-public use;
5. Radio and/or television tower;
6. Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";
7. Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";

8. Wireless telecommunication towers, subject to stealth measures; and

~~9. Household pets, provided the area proposed for animals is not in a watershed area, as determined by the health department.~~

19.08.040 Water quality.

(a) Health Department Approval Required. Prior to issuance of a conditional use permit or site plan approval for all uses in the F-20 zone, regardless of size or number of units, the applicant shall receive the written approval of the health department certifying that all water quality and health requirements have been satisfied and that the proposed construction will not damage the natural watershed.

(b) Developments of More than Nine Lots/Units. Developments of more than nine lots or units shall receive the written approval of the state Department of Environmental Quality certifying that the culinary water system and the sewerage system meet all state water quality and health requirements. All approvals shall be in accordance with the regulations of the state Department of Environmental Quality relating to culinary water supply and wastewater disposal.

(c) Applicable State Regulations and Standards. The applicable state regulations for individual wastewater disposal systems can be found in the Utah Administrative Code, as amended from time to time. The applicable state regulations for culinary water supply can be found in Utah Administrative Code, as amended from time to time.

(d) Subsequent Changes in Site Plan. If after health department or state Department of Environmental Quality review and action pursuant to this

DRAFT

section, a site plan is modified such that the original limits of disturbance change, the applicant must submit the modified site plan to the appropriate health agency for retesting and a new determination whether all state wastewater and culinary water standards have been met. Evidence of such retesting must be submitted prior to final approval of the site plan.

19.08.050 Minimum lot size.

The minimum lot size for each single-family dwelling, and any other use, in the F-20 zone is 20 acres.

19.08.060 Minimum lot width.

The minimum lot width in the F-20 zone is 350 feet.

19.08.070 Setbacks/yard requirements.

Because of the unique nature of development and general concern for preservation of hillsides, individual setbacks for each lot developed in the F-20 zone will be evaluated and determined on a case-by-case basis by the director. If the director wishes, in certain cases he may refer the matter to the planning commission for decision. All setbacks in the F-20 zone shall be subject to the provisions of chapter 19.72, "Sensitive Lands."

19.08.080 Maximum height of structures.

1. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

2. All other properties shall maintain a maximum structure height of 35 feet.

3. For accessory buildings, heights will be determined on a case by case basis, subject to the foregoing maximums.

19.08.090 Maximum lot coverage.

The maximum lot coverage for the F-20 zone is two percent, which includes all structures.

19.08.100 Limits of disturbance.

Disturbance in the F-20 zone shall be limited to 43,560 square feet of each lot. The remaining property shall be left in its natural vegetative state. In no case shall the limits of disturbance be inside a watershed boundary.

19.08.110 Tree and vegetation protection.

Removal of trees or natural vegetation shall not be permitted except in conformance with the standards and requirements set forth in chapter 19.72, "Sensitive Lands."

DRAFT

Chapter 19.11 F-1-43 -- FOOTHILL RESIDENTIAL ZONE

Sections:

- 19.11.010 Purpose.**
- 19.11.020 Permitted uses.**
- 19.11.030 Conditional uses.**
- 19.11.040 Water quality.**
- 19.11.050 Minimum lot size.**
- 19.11.060 Minimum lot width.**
- 19.11.070 Setbacks/yard requirements.**
- 19.11.080 Site development plan approval.**
- 19.11.090 Maximum height of structures.**
- 19.11.100 Maximum lot coverage.**
- 19.11.110 Open space requirement.**
- 19.11.120 Tree and vegetation protection.**

19.11.010 Purpose.

The purpose of the F-1-43 zone is to provide residential development opportunities for property owners within areas of steep slopes and hillsides in the city while providing preservation of the natural landscape of hillsides.

19.11.020 Permitted uses.

Permitted uses within the F-1-43 zone are as follows:

1. Single-family detached dwellings
2. ~~Home occupations;~~
3. ~~Household pets, provided the area proposed for animals is not in a watershed area, as determined by the health department; and moved to 19.76~~
4. Accessory buildings customarily related to a permitted use.

19.11.030 Conditional uses.

Conditional uses in the F-1-43 zone are as follows:

1. Agricultural uses, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";
2. ~~Bed and breakfast;~~
3. Churches;
4. ~~Day care/pre-school, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";~~
5. ~~Home day care;~~
6. Planned unit development;
7. Public and quasi-public use;
8. Radio and/or television tower;
9. Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";
10. Wireless telecommunication tower; and
11. Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations."

12. Home occupations;

19.11.040 Water quality.

(a) Health Department Approval Required. Prior to issuance of a conditional use permit or site plan approval for all uses in the F-1-43 zone, regardless of size or number of units, the applicant shall receive the written approval of the health department certifying that all water quality and health requirements have been satisfied and that the proposed construction will not damage the natural watershed.

(b) Developments of More than Nine Lots/Units. Developments of more than nine lots or units shall receive the written approval of the state

DRAFT

Department of Environmental Quality certifying that the culinary water system and the sewerage system meet all state water quality and health requirements. All approvals shall be in accordance with the regulations of the state Department of Environmental Quality relating to culinary water supply and wastewater disposal.

(c) Applicable State Regulations and Standards. The applicable state regulations for individual wastewater disposal systems can be found in the Utah Administrative Code, as amended from time to time. The applicable state regulations for culinary water supply can be found in Utah Administrative Code, as amended from time to time.

(d) Subsequent Changes in Site Plan. If after health department or state Department of Environmental Quality review and action pursuant to this section, a site plan is modified such that the original limits of disturbance change, the applicant must submit the modified site plan to the appropriate health agency for retesting and a new determination whether all state wastewater and culinary water standards have been met. Evidence of such retesting must be submitted prior to final approval of the site plan.

19.11.050 Minimum lot size.

The minimum lot size for any use in the F-1-43 zone is 43,560 square feet.

19.11.060 Minimum lot width.

The minimum lot width in the F-1-43 zone is 200 feet, measured at the front setback of the home.

19.11.070 Setbacks/yard.

Because of the unique nature of development and general concern for preservation of hillsides, individual

setbacks for each lot developed in the F-1-43 zone will be evaluated and determined on a case-by-case basis by the director. If the director wishes, he may refer to the planning commission to make the determination in certain cases. All setbacks shall be subject to the provisions of chapter 19.72, "Sensitive Lands."

19.11.080 Site development plan approval.

Site development plans for all development in the F-1-43 zone, including single-family dwellings, shall be approved prior to issuance of any building permits pursuant to the site development plan approval requirements set forth in 19.72, "Sensitive Lands."

19.11.090 Maximum height of structures.

1. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

2. All other properties shall maintain a maximum structure height of 35 feet.

3. For accessory buildings, heights will be determined on a case by case basis, subject to the foregoing maximums.

19.11.100 Maximum lot coverage.

The maximum lot coverage in the F-1-43 zone is 30%, which includes all structures.

19.11.110 Open space requirement.

The minimum open space requirement for developments over five acres in the F-1-43 zone is 10% for standard

DRAFT

subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 20% per project.

19.11.120 Tree and vegetation protection.

Removal of trees or natural vegetation shall not be permitted except in conformance with the standards and requirements set forth in chapter 19.72, "Sensitive Lands."

DRAFT

Chapter 19.14 F-1-21 -- FOOTHILL RESIDENTIAL ZONE

Sections:

- 19.14.010 Purpose.**
- 19.14.020 Permitted uses.**
- 19.14.030 Conditional uses.**
- 19.14.040 Water quality.**
- 19.14.050 Minimum lot size.**
- 19.14.060 Minimum lot width.**
- 19.14.070 Setbacks/yard requirements.**
- 19.14.080 Site development plan approval.**
- 19.14.090 Maximum height of structures.**
- 19.14.100 Maximum lot coverage.**
- 19.14.110 Open space requirement.**
- 19.14.120 Tree and vegetation protection.**

19.14.010 Purpose.

The purpose of the F-1-21 zone is to provide residential development opportunities for property owners within areas of steep slopes and hillsides in the city while providing preservation of the natural landscape of hillsides.

19.14.020 Permitted uses.

Permitted uses within the F-1-21 zone are as follows:

1. Single-family detached dwellings;
- ~~2. Home occupations;~~
3. Household pets, provided the area proposed for animals is not in a watershed area, as determined by the health department;

19.14.030 Conditional uses.

Conditional uses in the F-1-21 zone are as follows:

1. Agricultural uses, as allowed by the applicable accessory regulations in chapter 19.76 "Supplementary and Qualifying Regulations";

~~2. Bed and breakfast;~~

3. Churches;

~~4. Day care/pre-school, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";~~

~~5. Golf course;~~

~~6. Home day care;~~

7. Planned unit development;

8. Public and quasi-public use;

9. Radio and/or television tower;

10. Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";

11. Water pumping plant and reservoir;

12. Wireless telecommunication tower; and

13. Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations."

14. Home occupations.

19.14.040 Water quality.

(a) Health Department Approval Required. Prior to issuance of a conditional use permit or site plan approval for all uses in the F-1-21 zone, regardless of size or number of units, the applicant shall receive the written approval of the health department certifying that all water quality and health requirements have been satisfied and that the proposed construction will not damage the natural watershed.

(b) Developments of More than Nine Lots/Units. Developments of more than nine lots or units shall

DRAFT

receive the written approval of the state Department of Environmental Quality certifying that the culinary water system and the sewerage system meet all state water quality and health requirements. All approvals shall be in accordance with the regulations of the state Department of Environmental Quality relating to culinary water supply and wastewater disposal.

(c) Applicable State Regulations and Standards. The applicable state regulations for individual wastewater disposal systems can be found in the Utah Administrative Code, as amended from time to time. The applicable state regulations for culinary water supply can be found in Utah Administrative Code, as amended from time to time.

(d) Subsequent Changes in Site Plan. If after health department or state Department of Environmental Quality review and action pursuant to this section, a site plan is modified such that the original limits of disturbance change, the applicant must submit the modified site plan to the appropriate health agency for retesting and a new determination whether all state wastewater and culinary water standards have been met. Evidence of such retesting must be submitted prior to final approval of the site plan.

19.14.050 Minimum lot size.

The minimum lot size for any use in the F-1-21 zone is 21,780 square feet.

19.14.060 Minimum lot width.

The minimum lot width in the F-1-21 zone is 100 feet, measured at the front setback of the home.

19.14.070 Setbacks/yard requirements.

Because of the unique nature of development and general concern for preservation of hillsides, individual setbacks for each lot developed in the F-1-21 zone will be evaluated and determined on a case-by-case basis by the director. If the director wishes, in certain cases he may refer the matter to the planning commission for decision. All setbacks shall be subject to the provisions of chapter 19.72, "Sensitive Lands."

19.14.080 Site development plan approval.

Site development plans for all development in the F-1-21 zone, including single-family dwellings, shall be approved prior to issuance of any building permits pursuant to the site development plan approval requirements set forth in chapter 19.72, "Sensitive Lands."

19.14.090 Maximum height of structures.

1. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

2. All other properties shall maintain a maximum structure height of 35 feet.

3. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

19.14.100 Maximum lot coverage.

The maximum lot coverage in the F-1-21 zone is 30%, which includes all structures.

19.14.110 Open space requirement.

The minimum open space requirement for developments over five acres in the F-1-21 zone is 10% for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 20% per project.

19.14.120 Tree and vegetation protection.

Removal of trees or natural vegetation shall not be permitted except in conformance with the standards and requirements set forth in chapter 19.72, "Sensitive Lands."

DRAFT

Chapter 19.17 RR-1-43 – RURAL RESIDENTIAL ZONE

Sections

- 19.17.010 Purpose.**
- 19.17.020 Permitted uses.**
- 19.17.030 Conditional uses.**
- 19.17.040 Lot area.**
- 19.17.050 Lot width.**
- 19.17.060 Front yard.**
- 19.17.070 Side yard.**
- 19.17.080 Rear yard.**
- 19.17.090 Maximum height of structures.**
- 19.17.100 Maximum lot coverage.**
- 19.17.110 Open space requirement.**

19.17.010 Purpose.

The purpose of the RR-1-43 zone is to provide areas in the city for low-density rural residential development, at a rate of one unit per acre, together with limited agricultural uses.

19.17.020 Permitted uses.

Permitted uses in the RR-1-43 zone are as follows:

1. Single-family detached dwellings;
2. Accessory uses and buildings customarily incidental to permitted uses;
3. Agriculture, farm, and farm animals, subject to the restriction of the accessory regulations of this code;
- ~~—4. Home occupations;~~
- ~~—5. Home day care/preschool; and~~
- ~~—6. Household pets.~~

19.17.030 Conditional uses.

Conditional uses in the RR-1-43 zone are as follows:

- ~~1. Bed and breakfast;~~

- ~~—2. Cemetery;~~
- ~~—3. Day care/preschool center;~~
- ~~—4. Dwelling group. The development shall comply with the maximum allowable density for the RR-1-43 zone.~~

~~—(a) The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that, at the option of the developer, the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than 15 feet unless demonstrated by the development plan that the yard required for a principal building in that zoning district is more appropriate.~~

~~—(b) The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than 20 feet.~~

~~—(c) Access shall be provided by a private street or right of way from a public street; the private street or right of way shall not be less than 20 feet wide for one or two rear dwelling units and not less than 30 feet wide for three or more dwelling units.~~

~~—(d) A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with the city's parking standards.~~

~~—(e) Every dwelling in the dwelling group shall be within 60 feet of an access roadway or drive.~~

DRAFT

~~—(f) The development plan shall provide a buffer landscaped area along all property lines and decorative landscaping adjacent to the buildings in appropriate locations. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.~~

~~—(g) The development shall be approved by the director and the fire department before final approval is given by the planning commission.~~

5. Fruit and/or vegetable stand, provided that the products are produced on the premises;

6. Golf course;

~~—7. Residential facility for elderly persons;~~

~~—8. Home day care/preschool;~~

~~—9. Milk processing and sale, provided that at least 50% of the milk processed or sold is produced on the premises;~~

~~—10. Nursery and/or greenhouse, excluding retail sales;~~

11. Nursing home;

~~12. Pigeons, subject to health department regulations; should be covered in animals section?~~

13. Planned unit development;

~~—14. Plant for storage or packing of fruit or vegetables produced on the premises;~~

~~—15. Private educational institution having an academic curriculum similar to that ordinarily given in public schools;~~

~~—16. Private nonprofit recreational grounds and facilities;~~

17. Public and quasi-public uses;

~~—18. Radio and television transmitting and relay station and tower, excluding business office or studio, except such control room studio~~

~~facilities as required for emergency broadcasts in the event of a national or local disaster;~~

19. Residential health care facility for up to five residents on streets less than 80 feet in width, and up to ten residents on street 80 feet and wider, excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time unless additional staffing is required by the state department of health, which use shall not change the residential appearance and character of the property;

20. Sportsman's kennel for personal, non-commercial use; Sportsman's kennel (minimum lot area one acre); and

~~—21. Temporary buildings for uses incidental to construction work, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within 90 days upon completion of construction and 30 days after notice, the buildings will be removed by the city at the expense of the owner.~~

22. Home occupations.

23. Churches and private non-profit recreational grounds associated with that use.

19.17.040 Lot area.

The minimum lot size for any use in the RR-1-43 zone is 43,560 square feet. Upon the director's recommendation, the planning commission may require that certain uses, other than single-family residential, maintain a larger minimum lot size.

19.17.050 Lot width.

DRAFT

The minimum width of any lot in the RR-1-43 zone shall be 100 feet, measured at the front setback of the home.

19.17.060 Front yard.

In RR-1-43 zone, the minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of eight feet shall be 30 feet, or the average of the existing buildings where 50% or more of the frontage is developed, provided that in no case shall the depth of the front yard be less than 20 feet, or be required to be more than 30 feet. All accessory buildings, other than private garages which have a side yard of at least eight feet, shall be located at least six feet in the rear of the main building.

19.17.070 Side yard.

1. Dwellings and Accessory Buildings. In the RR-1-43 zone, the minimum side yard for any dwelling shall be ten feet, and the total width of the two required side yards shall be not less than 20 feet.

2. The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.

3. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than 20 feet, or the average of existing buildings where 50% or more of the frontage is developed, but in no case less than 15 feet.

19.17.080 Rear yard.

In the RR-1-43 zone, the minimum depth of the rear yard for any main building shall be 30 feet, and for accessory buildings five feet; provided, that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard.

19.14.090 Maximum height of structures.

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

B. All other properties shall maintain a maximum structure height of 35 feet.

C. Accessory buildings in the RR-1-43 zone shall maintain a minimum distance from property lines as follows: Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.

Sides: Three feet on interior lots; 20 feet on the street side of corner lots.

Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

Attached garages shall conform to the rear yard requirements of main buildings.

CD. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

DE. Accessory structures which meet the minimum side, rear and front setbacks for main buildings in the

DRAFT

RR-1-43 zone may have an increase in maximum height to equal the maximum height of main buildings in the RR-1-43 zone.

19.17.100 Maximum lot coverage.

The maximum lot coverage in the RR-1-43 zone is 30%, which includes all structures.

19.17.110 Open space requirement.

The minimum open space requirement for developments over five acres in the RR-1-43 zone is 10% for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 20% per project.

DRAFT

Chapter 19.18 RR-1-29 – RURAL RESIDENTIAL ZONE

Sections

- 19.18.010 Purpose.**
- 19.18.020 Permitted uses.**
- 19.18.030 Conditional uses.**
- 19.18.040 Lot area.**
- 19.18.050 Lot width.**
- 19.18.060 Front yard.**
- 19.18.070 Side yard.**
- 19.18.080 Rear yard.**
- 19.18.090 Maximum height of structures.**
- 19.18.100 Maximum lot coverage.**
- 19.18.110 Open space requirement.**

19.18.010 Purpose.

The purpose of the RR-1-29 zone is to provide a zone in the city which may function as a buffer of land uses and intensities of development between the RR-1-43 zone and the RR-1-21 zone in the rural residential areas of the city. The RR-1-29 zone is intended to be consistent with the general plan designation of rural residential and provide a tool for the creative design of single-family residential developments where the context of existing neighborhoods is accounted for in design.

19.18.020 Permitted uses.

Permitted uses in the RR-1-29 zone are as follows:

1. Single-family detached dwellings;
2. Accessory uses and buildings customarily incidental to permitted uses;
3. Agriculture, farm, and farm animals, subject to the restriction of the accessory regulations of this code;

19.18.030 Conditional uses.

Conditional uses in the RR-1-29 zone are as follows:

- ~~1. Bed and breakfast;~~
- ~~2.1. Home occupations;~~
- ~~3. Home day care/preschool; and~~
- ~~4. Day care/preschool center;~~
- ~~5. Fruit and/or vegetable stand, provided that the products are produced on the premises;~~
- ~~6.2. Nursery and/or greenhouse, excluding retail sales;~~
- ~~7.3. Planned unit development;~~
- ~~8.4. Public and quasi-public uses;~~
- ~~9.5. Sportsman's kennel for personal, non-commercial use; and~~
- ~~10. Temporary buildings for uses incidental to construction work, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within 90 days upon completion of construction and 30 days after notice, the buildings will be removed by the city at the expense of the owner. Move to 19.76~~
6. Home occupations.
7. Churches and private non-profit recreational grounds associated with that use.

19.18.040 Lot area.

The minimum lot size for any use in the RR-1-29 zone is 29,040 square feet. To provide consistency with surrounding existing rural residential neighborhoods, new developments in the RR-1-29 zone shall, to the greatest extent reasonably possible, be organized in a manner that will allow the new development to match the physical context of the existing residential lots surrounding the new development, including, without limitation, locating the largest lots of

DRAFT

the new development adjacent to the largest lots of the surrounding existing residential neighborhood. Upon the director's recommendation, the planning commission may require that certain uses, other than single-family residential, maintain a larger minimum lot size.

19.18.050 Lot width.

The minimum width of any lot in the RR-1-29 zone shall be 100 feet, measured at the front setback of the home.

19.18.060 Front yard.

In RR-1-29 zone, the minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of eight feet shall be 30 feet, or the average of the existing buildings where 50% or more of the frontage is developed, provided that in no case shall the depth of the front yard be less than 20 feet, or be required to be more than 30 feet. All accessory buildings, other than private garages which have a side yard of at least eight feet, shall be located at least six feet in the rear of the main building.

19.18.070 Side yard.

1. Dwellings and Accessory Buildings. In the RR-1-29 zone, the minimum side yard for any dwelling shall be ten feet, and the total width of the two required side yards shall be not less than 20 feet.

2. The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.

3. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than 20 feet, or the average of existing buildings where 50% or more of the frontage is developed, but in no case less than 15 feet.

19.18.080 Rear yard.

In the RR-1-29 zone, the minimum depth of the rear yard for any main building shall be 30 feet, and for accessory buildings five feet; provided, that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard.

19.18.090 Maximum height of structures.

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

B. All other properties shall maintain a maximum structure height of 35 feet.

C. Accessory buildings in the RR-1-29 zone shall maintain a minimum distance from property lines as follows: Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.

Sides: Three feet on interior lots; 20 feet on the street side of corner lots.

Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

Attached garages shall conform to the rear yard requirements of main buildings.

ED. No accessory structure shall exceed 20 feet in height. For each foot

DRAFT

of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

~~DE~~. Accessory structures which meet the minimum side, rear and front setbacks for main buildings in the RR-1-29 zone may have an increase in maximum height to equal the maximum height of main buildings in the RR-1-29 zone.

19.18.100 Maximum lot coverage.

The maximum lot coverage in the RR-1-29 zone is 30%, which includes all structures.

19.18.110 Open space requirement.

The minimum open space requirement for developments over five acres in the RR-1-29 zone is 10% for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 20% per project.

DRAFT

Chapter 19.20 RR-1-21 – RURAL RESIDENTIAL ZONE

Sections:

- 19.20.010 Purpose.**
- 19.20.020 Permitted uses.**
- 19.20.030 Conditional uses.**
- 19.20.040 Lot area.**
- 19.20.050 Lot width.**
- 19.20.060 Front yard.**
- 19.20.070 Side yard.**
- 19.20.080 Rear yard.**
- 19.20.090 Maximum height of structures.**
- 19.20.100 Maximum lot coverage.**
- 19.20.110 Open space requirement.**

19.20.010 Purpose.

The purpose of the RR-1-21 zone is to provide areas in the city for low-density rural residential development, together with limited agricultural uses.

19.20.020 Permitted uses.

Permitted uses in the RR-1-21 zone are as follows:

1. Single family detached dwellings;
2. Accessory uses and buildings customarily incidental to permitted uses;
3. Agriculture, farm, and farm animals, subject to the restriction of the accessory regulations of this code;
4. Home occupations;
- 5. Home day care/preschool; and
- 6. Household pets.

19.20.030 Conditional uses.

Conditional uses in the RR-1-21 zone are as follows:

- 1. Bed and breakfast;
- 2. Cemetery;
- 3. Day care/preschool center;

— 4. Dwelling group. The development shall comply with the maximum allowable density for the RR-1-21 zone.

— (a) The distance between the principal buildings shall be equal to the total side yards required in the zone; provided, however, that at the option of the developer, the distance between the principal structures may be reduced to ten feet, provided that the difference between ten feet and the required side yards is maintained as permanently landscaped open space elsewhere on the site. The distance between principal buildings and the nearest perimeter lot line shall not be less than 15 feet unless demonstrated by the development plan that the yard required for a principal building in that zoning district is more appropriate.

— (b) The distance between the building and a public street shall be not less than the front yard required in the zoning district, except for corner lots the side yard which faces on a public street shall be not less than 20 feet.

— (c) Access shall be provided by a private street or right-of-way from a public street; the private street or right-of-way shall not be less than 20 feet wide for one or two rear dwelling units and not less than 30 feet wide for three or more dwelling units.

— (d) A minimum of two parking spaces shall be provided for each dwelling unit. Parking spaces and vehicular maneuvering areas shall be designed to comply with the city's parking standards.

— (e) Every dwelling in the dwelling group shall be within 60 feet of an access roadway or drive.

— (f) The development plan shall provide a buffer landscaped area along all property lines and decorative

DRAFT

landscaping adjacent to the buildings in appropriate locations. Solid visual barrier fences shall be provided along all property lines unless the planning commission approves otherwise by deleting or modifying the fence requirement.

— (g) The development shall be approved by the director and the fire department before final approval is given by the planning commission.

— 5. Fruit and/or vegetable stand, provided that the products are produced on the premises;

— 6. Golf course;

— 7. Residential facility for elderly persons;

— 8. Home day care/preschool;

— 9. Milk processing and sale, provided that at least 50% of the milk processed or sold is produced on the premises;

— 10. Nursery and/or greenhouse, excluding retail sales;

— 11. Nursing home;

12. Pigeons, subject to health department regulations; is this covered in animals?

13. Planned unit development;

— 14. Plant for storage or packing of fruit or vegetables produced on the premises;

— 15. Private educational institution having an academic curriculum similar to that ordinarily given in public schools;

— 16. Private nonprofit recreational grounds and facilities; move to churches

17. Public and quasi-public uses;

18. Radio and television transmitting and relay station and tower, excluding business office or studio, except such control room studio facilities as required for emergency

broadcasts in the event of a national or local disaster;

— 19. Residential health care facility for up to five residents on streets less than 80 feet in width, and up to ten residents on streets 80 feet and wider, excluding the facility operator and his/her related family with a maximum of one nonresident part-time relief employee on the premises at any one time unless additional staffing is required by the state department of health, which use shall not change the residential appearance and character of the property;

20. Sportsman's kennel for personal, non-commercial use (min. lot size 21,780 square feet); Sportsman's kennel (minimum lot area one acre);

— 21. Temporary buildings for uses incidental to construction work, which buildings must be removed upon completion or abandonment of the construction work. If such buildings are not removed within 90 days upon completion of construction and 30 days after notice, the buildings will be removed by the city at the expense of the owner; move to 19.76

22. homeHome occupations.

23. Churches and private non-profit recreational grounds associated with that use;

19.20.040 Lot area.

The minimum lot size for any use in the RR-1-21 zone is 21,780 square feet. Upon the director's recommendation, the planning commission may require that certain uses, other than single-family residential, maintain a larger minimum lot size.

19.20.050 Lot width.

DRAFT

The minimum width of any lot in the RR-1-21 zone is 80 feet measured 20 feet from the front lot line.

19.20.060 Front yard.

In the RR-1-21 zone, the minimum depth of the front yard for main buildings and for private garages which have a minimum side yard of eight feet shall be 30 feet, or the average of the existing buildings where 50% or more of the frontage is developed, provided that in no case shall the depth of the front yard be less than 20 feet, or be required to be more than 30 feet. All accessory buildings, other than private garages which have a side yard of at least eight feet, shall be located at least six feet in the rear of the main building.

19.20.070 Side yard.

1. Dwellings and Accessory Buildings. In the RR-1-21 zone, the minimum side yard for any dwelling shall be ten feet, and the total width of the two required side yards shall be not less than 20 feet.

2. The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.

3. On corner lots, the side yard which faces on a street for both main and accessory buildings shall be not less than 20 feet, or the average of existing buildings where 50% or more of the frontage is developed, but in no case less than 15 feet.

19.20.080 Rear yard.

In the RR-1-21 zone, the minimum depth of the rear yard for any main building shall be thirty feet, and for

accessory buildings five feet; provided, that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than ten feet to such side yard.

19.20.090 Maximum height of structures.

A. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a hillside sensitive lands overlay zone, the maximum structure height shall be 30 feet.

B. All other properties shall maintain a maximum structure height of 35 feet.

C. Accessory buildings in the RR-1-21 zone shall maintain a minimum distance from property lines as follows:

Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.

Sides: Three feet on interior lots; 20 feet on the street side of corner lots.

Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

Attached garages shall conform to the rear yard requirements of main buildings.

ED. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

DE. Accessory structures which meet the minimum side, rear and front setbacks for main buildings in the RR-1-21 zone may have an increase in maximum height to equal the maximum

DRAFT

height of main buildings in the RR-1-21 zone.

19.20.100 Maximum lot coverage.

The maximum lot coverage in the RR-1-21 zone is 30%, which includes all structures.

19.20.110 Open space requirement.

The minimum open space requirement for developments over five acres in the RR-1-21 zone is 10% for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 20% per project.

DRAFT

Chapter 19.23 **R-1-15 -- RESIDENTIAL SINGLE- FAMILY ZONE**

Sections:

19.23.010 Purpose.

19.23.020 Permitted uses.

19.23.030 Conditional uses.

19.23.040 Minimum lot size.

19.23.050 Minimum lot width.

19.23.060 Setbacks/yard requirements.

19.23.070 Maximum height of structures.

19.23.080 Maximum lot coverage.

19.23.090 Open space requirement.

19.23.010 Purpose.

The purpose of the R-1-15 zone is to allow for the establishment of single-family homes organized in low-density residential neighborhoods characteristic of traditional suburban residential developments.

19.23.020 Permitted uses.

Permitted uses in the R-1-15 zone are as follows:

1. Single-family detached dwellings;
2. Accessory buildings customary to single-family housing; and
- 3. — Home occupations.

19.23.030 Conditional uses.

Conditional uses in the R-1-15 zone are as follows:

1. Churches and private non-profit recreational grounds associated with that use;
2. Bed and breakfast;
- 3. — Day care/pre school, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";

4. Planned unit developments;
5. ~~Private parks and recreational grounds;~~

6. Public and quasi-public uses;

7. ~~Radio and/or television tower;~~

8. ~~Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations"; cover in 19.76~~

- 9. ~~Water pumping plant and reservoir; should be covered by public use~~

10. Wireless telecommunication towers;

11. ~~Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations"; and~~

- 12. ~~Public schools.~~

13. Home occupations

19.23.040 Minimum lot size.

The minimum lot size in the R-1-15 zone is 15,000 square feet.

19.23.050 Minimum lot width.

The minimum lot width in the R-1-15 zone is 80 feet measured 20 feet from the front lot line.

19.23.060 Setbacks/yard requirements.

Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:

Front: 25 feet.

Sides: 10 feet on interior lots, 20 feet on corner lots.

Rear: 20 feet.

DRAFT

Accessory buildings in the R-1-15 zone shall maintain a minimum distance from property lines as follows:

Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.

Sides: Three feet on interior lots; 20 feet on the street side of corner lots.

Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

Attached garages shall conform to the rear yard requirements of main buildings.

~~Front: Accessory buildings, excluding garages, shall maintain a setback of at least six feet from the main building in the rear yard for the particular property.~~

~~Sides: Five feet, excluding garages, on interior lots; 20 feet on corner lots.~~

~~Rear: Five feet, excluding garages, on interior lots; 20 feet on corner lots.~~

~~Attached garages shall conform to the rear yard requirements of main buildings. Detached garages shall conform to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building.~~

~~Garages: The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.~~

19.23.070 Maximum height of structures.

A. For uses where the slope of the original ground surface is greater than

15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

B. All other properties shall maintain a maximum structure height of 35 feet.

C. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

19.23.080 Maximum lot coverage.

The maximum lot coverage in the R-1-15 zone is 50%, which includes all structures.

19.23.090 Open space requirement.

The minimum open space requirement for developments over five acres in the R-1-15 zone is ten percent for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 15%.

DRAFT

Chapter 19.25 R-1-10 -- RESIDENTIAL SINGLE- FAMILY ZONE

Sections:

19.25.010 Purpose.

19.25.020 Permitted uses.

19.25.030 Conditional uses.

19.25.040 Minimum lot size.

19.25.050 Minimum lot width.

19.25.060 Setbacks/yard requirements.

19.25.070 Maximum height of structures.

19.25.080 Maximum lot coverage.

19.25.090 Open space requirement.

19.25.010 Purpose.

The purpose of the R-1-10 zone is to allow for the establishment of single-family homes organized in low-density residential neighborhoods characteristic of traditional suburban residential developments.

19.25.020 Permitted uses.

Permitted uses in the R-1-10 zone are as follows:

1. Single-family detached dwellings;
2. Accessory buildings customary to single-family housing; and
3. ~~Home occupations.~~

19.25.030 Conditional uses.

Conditional uses in the R-1-10 zone are as follows:

1. Churches and private non-profit recreational grounds associated with that use;
2. ~~Bed and breakfast;~~
3. ~~Day care/pre-school, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";~~
4. Planned unit developments;

~~5. Private parks and recreational grounds;~~

6. Public and quasi-public use;

~~7. Radio and/or television tower;~~

~~8. Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations"; add to 19.76~~

~~9. Water pumping plant and reservoir;~~

10. Wireless telecommunication towers;

~~11. Utility stations and lines, as allowed by the applicable accessory regulations from chapter 19.76, "Supplementary and Qualifying Regulations"; and~~

~~12. Public schools. Both covered by public use~~

13. Home occupations.

19.25.040 Minimum lot size.

The minimum lot size in the R-1-10 zone is 10,000 square feet.

19.25.050 Minimum lot width.

The minimum lot width in the R-1-10 zone is 70 feet, measured 20 feet from the front lot line.

19.25.060 Setbacks/yard requirements.

Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:

Front: 25 feet.

Sides: On interior lots, a total of at least 20 feet between the two side yards, with no side yard of less than eight feet.

DRAFT

On corner lots, at least 20 feet per side yard.

Rear: 20 feet.

Accessory buildings in the R-1-10 zone shall maintain a minimum distance from property lines as follows:

Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.

Sides: Three feet on interior lots; 20 feet on the street side of corner lots.

Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

Attached garages shall conform to the rear yard requirements of main buildings.

~~Front~~: Accessory buildings, excluding garages, shall maintain a setback of at least six feet from the main building in the rear yard for the particular property.

~~Sides~~: Five feet, excluding garages, on interior lots; 20 feet on corner lots.

~~Rear~~: Five feet, excluding garages, on interior lots; 20 feet on corner lots.

~~Attached garages shall conform to the rear yard requirements of main buildings. Detached garages shall conform to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building.~~

~~Garages~~: The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.

19.25.070 Maximum height of structures.

1. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

2. All other properties shall maintain a maximum structure height of 35 feet.

3. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

19.25.080 Maximum lot coverage.

The maximum lot coverage in the R-1-10 zone is 50%, including all structures.

19.25.090 Open space requirement.

The minimum open space requirement for developments over five acres in the R-1-10 zone is ten percent for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 15%.

DRAFT

Chapter 19.26 R-1-8 -- RESIDENTIAL SINGLE- FAMILY ZONE

Sections:

19.26.010 Purpose.

19.26.020 Permitted uses.

19.26.030 Conditional uses.

19.26.040 Minimum lot size.

19.26.050 Minimum lot width.

19.26.060 Setbacks/yard requirements.

19.26.070 Maximum height of structures.

19.26.080 Maximum lot coverage.

19.26.090 Open space requirement.

19.26.010 Purpose.

The purpose of the R-1-8 zone is to allow for the establishment of single-family homes organized in low-density residential neighborhoods characteristic of traditional suburban residential developments.

19.26.020 Permitted uses.

Permitted uses in the R-1-8 zone are as follows:

1. Single-family detached dwellings;
2. Accessory buildings customary to single-family housing; and
- ~~3. Home occupations.~~

19.26.030 Conditional uses.

Conditional uses in the R-1-8 zone are as follows:

1. Churches and private non-profit recreational grounds associated with that use;
- ~~2. Bed and breakfast;~~
- ~~3. Day care/pre-school, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations";~~
4. Planned unit developments;

~~5. Private parks and recreational grounds;~~

6. Public and quasi-public use;

~~7. Radio and/or television tower;~~

~~8. Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations"; move to 19.76~~

~~9. Water pumping plant and reservoir;~~

10. Wireless telecommunication towers;

~~11. Utility stations and lines, as allowed by the applicable accessory regulations from chapter 19.76, "Supplementary and Qualifying Regulations"; and~~

~~12. Public schools.~~

13. Home occupations.

19.26.040 Minimum lot size.

The minimum lot size in the R-1-8 zone is 8,000 square feet.

19.26.050 Minimum lot width.

The minimum lot width in the R-1-8 zone is 70 feet, measured 20 feet from the front lot line.

19.26.060 Setbacks/yard requirements.

Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:

Front: 25 feet.

Sides: On interior lots, a total of at least 20 feet between the two side yards, with no side yard of less than eight feet. On corner lots, at least 20 feet per side yard.

DRAFT

Rear: 20 feet.

Accessory buildings in the R-1-8 zone shall maintain a minimum distance from property lines as follows:

Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.

Sides: Three feet on interior lots; 20 feet on the street side of corner lots.

Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

Attached garages shall conform to the rear yard requirements of main buildings.

~~Front~~: Accessory buildings, excluding garages, shall maintain a setback of at least six feet from the main building in the rear yard for the particular property.

~~Sides~~: Five feet, excluding garages, on interior lots; 20 feet on corner lots.

~~Rear~~: Five feet, excluding garages, on interior lots; 20 feet on corner lots.

~~Attached garages shall conform to the rear yard requirements of main buildings. Detached garages shall conform to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building.~~

~~Garages~~: The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.

1. For uses where the slope of the original ground surface is greater than 15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

2. All other properties shall maintain a maximum structure height of 35 feet.

3. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

19.26.080 Maximum lot coverage.

The maximum lot coverage in the R-1-8 zone is 50%, including all structures.

19.26.090 Open space requirement.

The minimum open space requirement for developments over five acres in the R-1-6 zone is ten percent for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 15%.

19.26.070 Maximum height of structures.

DRAFT

Chapter 19.29 R-1-6 -- RESIDENTIAL SINGLE- FAMILY ZONE

Sections:

19.29.010 Purpose.

19.29.020 Permitted uses.

19.29.030 Conditional uses.

19.29.040 Minimum lot size.

19.29.050 Minimum lot width.

19.29.060 Setbacks/yard requirements.

19.29.070 Maximum height of structures.

19.29.080 Maximum lot coverage.

19.29.090 Open space requirement.

19.29.010 Purpose.

The purpose of the R-1-6 zone is to allow for the establishment of single-family homes organized in medium-density neighborhoods characteristic of traditional suburban residential developments.

19.26.020 Permitted uses.

Permitted uses in the R-1-6 zone are as follows:

1. Single-family detached dwellings;
2. Accessory buildings customary to single-family housing; and
- 3. Home occupations.

19.29.030 Conditional uses.

Conditional uses in the R-1-6 zone are as follows:

1. ~~Bed and breakfast;~~
2. ~~Churches and private non-profit recreational grounds associated with that use;~~
3. ~~Day care/pre school, as allowed by the applicable accessory regulations from chapter 19.76, "Supplementary and Qualifying Regulations";~~
- 4. Golf course;

5. Planned unit development;
6. ~~Private parks and recreational grounds;~~
7. Public and quasi-public uses;
8. ~~Radio and/or television tower;~~
9. ~~Temporary structures, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations"; put in 19.76~~
10. ~~Water pumping plant and reservoir;~~
11. Wireless telecommunication towers; and
12. ~~Utility stations and lines, as allowed by the applicable accessory regulations in chapter 19.76, "Supplementary and Qualifying Regulations."~~

19.29.040 Minimum lot size.

The minimum lot size in the R-1-6 zone is 6,000 square feet.

19.29.050 Minimum lot width.

The minimum lot width in the R-1-6 zone is 60 feet measured at the front setback.

19.29.060 Setbacks/yard requirements.

Setbacks/yard requirements are intended to provide a description of the required space between buildings and property lines. All buildings intended for human inhabitants shall maintain a minimum distance from property lines as follows:

Front: 20 feet.

Sides: On interior lots, a total of at least 15 feet between the two side yards, with no side yard of less than five feet. On corner lots, at least 15 feet per side yard.

Rear: 20 feet.

DRAFT

Accessory buildings in the R-1-6 zone shall maintain a minimum distance from property lines as follows:

Front: Accessory buildings, including detached garages, shall maintain a setback of at least six feet from the main building in the rear yard of the particular property.

Sides: Three feet on interior lots; 20 feet on the street side of corner lots.

Rear: Three feet on interior lots; 20 feet on the street side of corner lots.

Attached garages shall conform to the rear yard requirements of main buildings.

~~Front: Accessory buildings, excluding garages, shall maintain a setback of at least six feet from the main building in the rear yard for the particular property.~~

~~Sides: Five feet, excluding garages, on interior lots; 20 feet on corner lots.~~

~~Rear: Five feet, excluding garages, on interior lots; 20 feet on corner lots.~~

~~Attached garages shall conform to the rear yard requirements of main buildings. Detached garages shall conform to the rear yard requirements of accessory buildings, provided that the garage is in the rear yard and at least six feet away from the main building.~~

~~Garages: The minimum side yard for a private garage shall be eight feet, except that private garages and other accessory buildings located in the rear yard and at least six feet away from the main building shall maintain a minimum side yard of not less than five feet.~~

19.29.070 Maximum height of structures.

1. For uses where the slope of the original ground surface is greater than

15%, or if the property is located in a sensitive lands overlay zone, the maximum structure height shall be 30 feet.

2. All other properties shall maintain a maximum structure height of 35 feet.

3. No accessory structure shall exceed 20 feet in height. For each foot of height over 14 feet, accessory structures shall be set back from property lines an additional foot from the minimum setback to allow a maximum height of 20 feet.

19.29.080 Maximum lot coverage.

The maximum lot coverage for the R-1-6 zone is 50%, including all structures.

19.29.090 Open space requirement.

The minimum open space requirement for developments over five acres in the R-1-6 zone is ten percent for standard subdivisions. For PUD's, the minimum open space shall be determined by the planning commission, but shall not be less than 15%.

DRAFT



Item 3.3 Public Hearing: General Plan Amendment – Highland Drive

File Name: 08-048 Highland Drive General Plan Amendment
Application Received: City Initiated
Meeting Date: September 3, 2008
Public Hearing Date: September 3, 2008
County Parcel Numbers: 2221429012, 2221432008, 2221432009, 2221432010, 2221432011, 2221432012, 2221432013, 2221432014, 2221432015, 2221432016, 2221432034, 2221481004, 2221481003, 2221481008, 2221481009, 22214801010, 2221481015, 2221482005, 2221482028, 2221482007
Locations: 1989 E. Meadow Dr., 6632 S. Highland Dr., 6648 S. Highland Dr., 6662 S. Highland Dr., 6672 S. Highland Dr., 6690 S. Highland Dr., 6710 S. Highland Dr., 6722 S. Highland Dr., 6738 S. Highland Dr., 6746 S. Highland Dr., 1979-1981 E. La Cresta Dr., 1982 E. La Cresta Dr., 6784 S. Highland Dr., 6800 S. Highland Dr., 6814 S. Highland Dr., 6826 S. Highland Dr., 1993 E. 6850 South, 6876 S. Highland Dr.
Area: 6.19 Acres
Review: General Plan Land Use Designations
Owner/Applicant: City Initiated
Staff: Greg Platt, Planner

Purpose of Staff Report

The ordinances adopted by the city of Cottonwood Heights (the "City") require City staff to prepare a written report of findings concerning any request for amendment to the general plan. This report provides preliminary information regarding the general plan designation of the above noted parcels of land. Further information will be provided at the Planning Commission meeting through public testimony and oral reports. For reference, the review process applicable to this application is available in the Zoning: R-1-8 (19.26), Residential Office (19.35), Neighborhood Commercial (19.37), R-2-8 (19.31), Regional Commercial (19.40), Amendments and Rezoning (19.90) and the Cottonwood Heights General Plan.

Pertinent Issues Regarding this Development Application

History

The Adeline Peay Trust submitted an application requesting an amendment to the general plan for two properties located at 6800 and 6814 S. Highland Dr. from the Low-density Residential to the Residential Office (RO) designation. In the public hearing held on the application on August 6, 2008, the planning commission indicated that if any parcels should be considered for general plan amendment along Highland Drive in this location, it would

be wise to examine adjacent properties for possible changes to land use designations. Because the General Plan is a dynamic document, and because a change to the general plan in one area also affects adjacent areas, a concern arises that considering individual properties one at a time might subvert long-term planning along this section of Highland Drive. Because of this, the planning commission directed staff to expand the study area.

Based on the above information, it is appropriate at this time to at least consider whether any or all of the existing land use designations are appropriate and whether or not any or all should be changed. Under consideration for amendment now are all the listed properties. Some designations which could be considered are NC – Neighborhood Commercial, RO – Residential Office, and Medium Density Residential.

Neighborhood/Public Position on the Request

At the time of the staff report comments have been made by residents by phone, emails, and in the public hearing held for the original application made by the Adeline Peay Trust. The public position seems to be mostly negative regarding possible changes. The majority of concerns which arose pertained to traffic increases which residents anticipate would take place if the land use were to change, which would impact an existing neighborhood. A report will be given at the time of the meeting to further update the commission of any concerns that may be received. The public hearing was noticed as City code requires. All affected entities were notified in accordance with state and municipal requirements and a written notice was mailed to all property owners within 1000 feet of the affected properties at least 10 days prior to the public hearing.

Staff Observations

Staff has made the following observations:

Site Layout

The properties are located on the west side of Highland Drive just south of I-215. The 20 properties together are 6.19 acres, and are located on the edge of a residential neighborhood. Due to their proximity to Highland Drive, these properties are those which are most impacted by traffic. Highland Drive is one of the most heavily travelled thoroughfares in Cottonwood Heights.

Zoning

Nineteen of the 20 properties are zoned R-1-8. The other property, at 6784 S. Highland, is zoned Regional Commercial. Many, but not all of the properties also fall into the Gateway Overlay District.

Land Use

Three properties at the south end of the group are owned by the South Valley Unitarian Church and constitute the church building and its parking lots. This is an allowed use under current zoning. Fifteen of the 20 properties are single-family homes. One property has been reported to be a care center. The final property, at 6784 S. Highland, which is zoned Regional Commercial, currently houses a dental office.

General Plan

The current general plan designation for the property is low density residential, with the zoning of R-1-8, except for 6784 S. Highland, which is designated High Density Residential, with the current zoning of CR, Regional Commercial. The difference between 6784 S. Highland and the surrounding properties is a condition which was inherited by the City from Salt Lake County at the time of incorporation.

The original application requested a change of designation to RO or Residential Office for 6800 and 6814 S. Highland Dr. The RO designation and zone are designed for small offices, such as medical and dental, which allow for commercial use without disrupting the character of the neighborhood. Other possible designations for these properties are NC, Neighborhood Commercial, or Medium Density Residential. On a lot designated NC, zoning can be changed to Neighborhood Commercial or Residential Office. On a lot designated RO, zoning can only be changed to Residential Office.

Discussion

Land Use Transition

The subject properties involved with this application are directly adjacent to residential areas. The properties also front along Highland Drive. Though a median and frontage road exist between the properties and Highland, there is significant impact on these properties by traffic running along Highland Dr. The Staff feels that the location of the subject properties in relation to the residential properties creates a situation in which a land use transition may be desirable.

The protection of residential areas which are located directly behind any current and future commercial properties is of great importance. The general plan holds the preservation of the quality of life and existing image of the City as one of the primary goals of the City (General Plan, 1.6). Since the subject properties are located along Highland Drive, a request for a change to a commercial designation could be anticipated. However, since the subject properties are not located at one of the major intersections along Highland Dr., a more intense residential use, such as Medium Density Residential, or a low intensity commercial use, such as Residential Office may be a more appropriate designation. These designations address the impact of Highland Dr. while minimizing impacts on the residents.

The argument in favor of creating a buffer in this location is that under existing conditions, a residential use along highland drive is undesirable. The original applicant indicated that the value of the land as a residence was very low because of the proximity to the high-traffic road. They argued that the land would be much more valuable and compatible with Highland Drive if some commercial use were allowed.

On the other hand, some residents of the adjacent neighborhood argue that to change the land use designation would be to invite the traffic problem of Highland Drive into the neighborhood. They claim that visitors to offices along the Highland frontage road would exit the area through the neighborhood rather than trying to re-merge with Highland Drive, which they claim is already difficult. If this argument is accepted, the change of designation would not create a buffer, negating the value of a transition area.

Transition Options

The city of Cottonwood Heights introduced the Residential Office land use designation and zone after the adoption of the first general plan in July 2005. Since the introduction of the RO designation, this option has been used in many applicant initiated amendments as well as City initiated amendments to the general plan. The stated purpose of the RO zone is “to provide for the conversion of existing blocks of dwellings to small offices in order to stabilize adjacent residential areas and prevent the intrusion of non-compatible commercial uses” (19.35.010). The Residential Office designation could be used to buffer the existing residential neighborhood from the activity on Highland Drive.

The Neighborhood Commercial designation can be used for a similar purpose, acting as a transition between neighborhoods and areas of commercial or other intensive activities. However, Neighborhood Commercial is considered a more intensive land use than Residential Office.

Another possible designation which could be used to buffer between Highland Drive and the residential neighborhood is Medium Density Residential. Medium density residential uses, such as twin homes, could preserve the residential quality of the neighborhood while also being more compatible with a high activity road.

All these possible scenarios considered, it may be more appropriate to leave the current land use intact. Residents’ concerns about increased traffic through the neighborhood are most likely well founded, and mitigation of this impact would be difficult. Concerns of any parties requesting a general plan amendment along Highland Drive may be outweighed by this consideration.

Recommendation

If the land use designation were changed from Residential Low Density, staff feels that the Residential Medium Density, Residential Office, or some combination of the two would be best suited to accommodate the appropriate transition without overburdening the land. The R-2-8 zone would be consistent with the uses of the R-1-8 zone, but also more in line with the high-traffic of Highland Drive. On the other hand, the RO zone requires buildings to be consistent with adjacent residential bulk and massing as well as overall intensity. The RO zone restricts overall size to 5,000 square feet per floor. The RO zone also specifically addresses the revitalization and conversion of existing buildings (§19.35.140). This may also be a compatible use with the adjacent neighborhood.

Standards of Review for the Application

Based on statute (either state and/or municipal) the following standards apply when reviewing general plan amendments in the city of Cottonwood Heights:

Zoning – RO: Chapter 19.35

Zoning – NC: Chapter 19.37

Zoning – MU: Chapter 19.36

Amendments and Rezoning: Chapter 19.90

Cottonwood Heights General Plan Land Use Map

Staff Contact:

Greg Platt Planner
Telephone: 545-4167
Fax: 545-4150
Cell: 502-5004
E-mail gplatt@cottonwoodheights.utah.gov

List of Attachments:

1. Potential Land Uses by Zone
2. Notice Sent to Property Owners within 1000'
3. Addressed Map
4. Current General Plan Map
5. Current Zoning Map
6. Map Showing Gateway Overlay Zone

Potential Land Uses by Zone

Residential Medium Density: Permitted uses in the R-2-8 zone (the medium density residential zone) are: Single-family detached dwellings; accessory buildings customary to single-family housing; home occupations; and two-family detached dwellings. The listed conditional uses are: cemetery; bed and breakfast; churches; day care/pre-school; planned unit development; private parks and recreational grounds; public and quasi-public use; radio and/or television tower; temporary structures as allowed in 19.76; water pumping stations; wireless telecommunications towers; utility stations and lines as allowed in 19.76.

Residential Office: The only permitted use in the RO zone is a single family dwelling. The listed conditional uses are: medical, optical, and dental offices and clinics; administrative, general, or professional offices; home occupations; mixed residential housing; PUDs; churches; schools; retail sales secondary to office uses; studios for artists, designers, writers, sculptors, photographers, or musicians; child or adult day-care facilities; reception centers; twin homes; and bed and breakfasts.

Neighborhood Commercial: The NC zone has no permitted uses, but conditional uses are: mixed residential; bed and breakfast; commercial recreation; reception center; convenience store; grocery store with a maximum gross floor area of 7,500 sq. feet on one floor and total maximum of 15,000 sq. feet; administrative, general, or professional offices of the same size; studios for an artist, designer, writer, photographer, sculptor or musician; restaurant; retail commercial; churches; home occupations; home pre-schools; child day-care/preschool; parks, playgrounds or community recreation; planned unit developments; public and private utility buildings or facilities; residential facilities for elderly persons; child or adult day care facilities; schools; live/work spaces; class D private clubs; retail/small commercial.



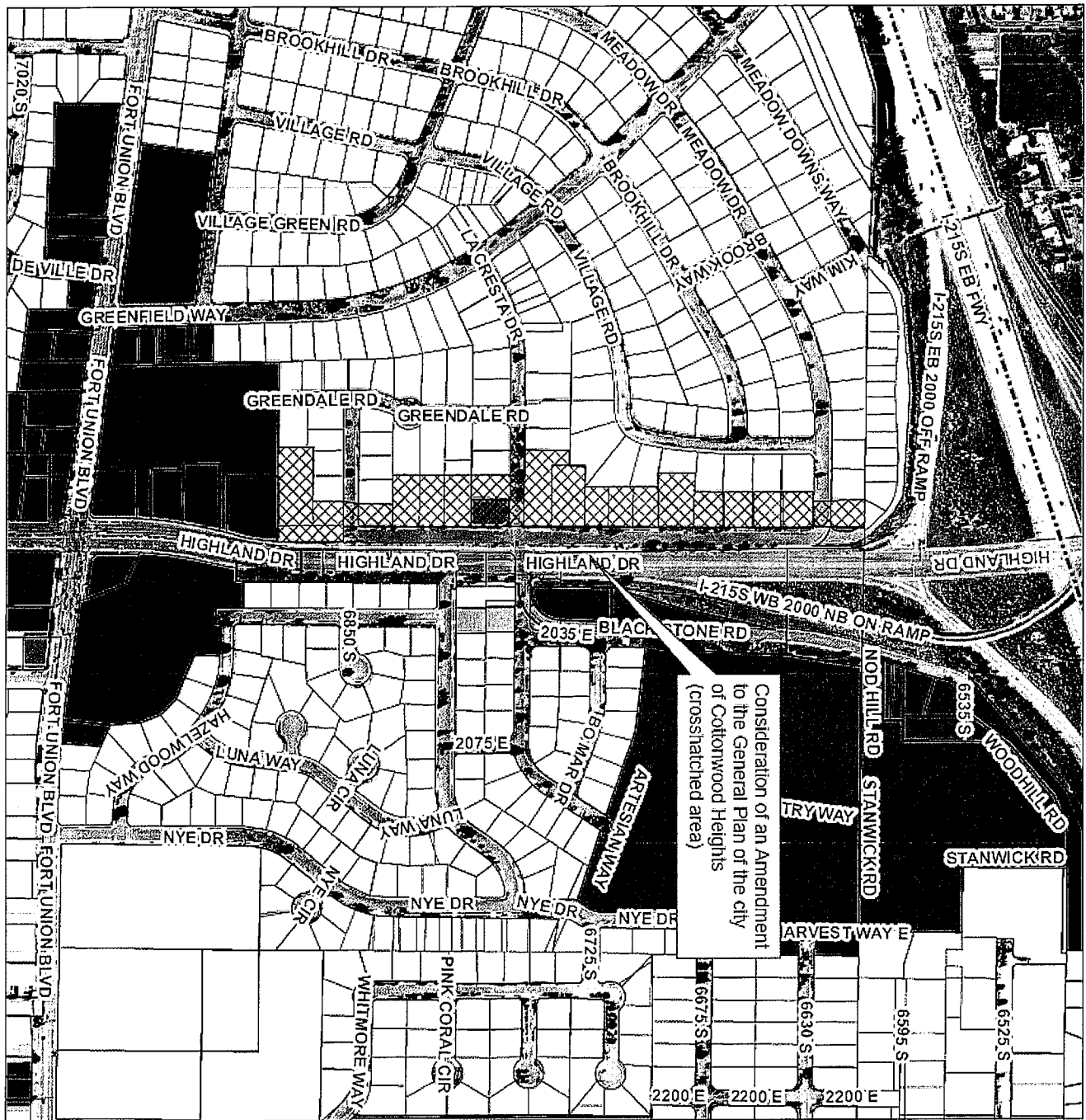
COTTONWOOD HEIGHTS
NOTICE OF A PUBLIC MEETING
TO REVIEW THE GENERAL PLAN LAND USE MAP

Notice is hereby given that Cottonwood Heights will hold a public meeting before the Planning Commission to receive comments on a City-initiated General Plan review. The City is proposing to review the General Plan designation on the following properties:

1979 East La Cresta
1981 East La Cresta
1982 East La Cresta
1989 East Meadow Drive
1993 East 6850 South
6632 South Highland Drive
6672 South Highland Drive
6690 South Highland Drive
6710 South Highland Drive
6722 South Highland Drive
6738 South Highland Drive
6746 South Highland Drive
6784 South Highland Drive
6800 South Highland Drive
6814 South Highland Drive
6826 South Highland Drive
6876 South Highland Drive

The meeting will be held at the Cottonwood Heights City Offices, 1265 East Fort Union Blvd., Suite 300, on September 17, 2008, at 7:00 p.m. or as soon thereafter as the matter can be heard. A map of the proposed amendment can be found on the City's website at www.cottonwoodheights.utah.gov. Any inquiries should be directed to Greg Platt at 944-7067.

ATTEST: Linda Dunlavy
City Recorder



Consideration of an Amendment to the General Plan of the city of Cottonwood Heights

Zones

CR	R-1-8
NC	R-1-6
ORD	R-1-10
RO	R-1-15
PF	R-2-8
RM	F-1-21
RR-1-21	F-1-43
RR-1-29	F-20
RR-1-43	

City of Cottonwood Heights
Planning Department
1265 E. Fort Union Blvd., #250
Cottonwood Heights, UT 84047
(801) 944-7065



Published:
August 12, 2008



Current General Plan Map

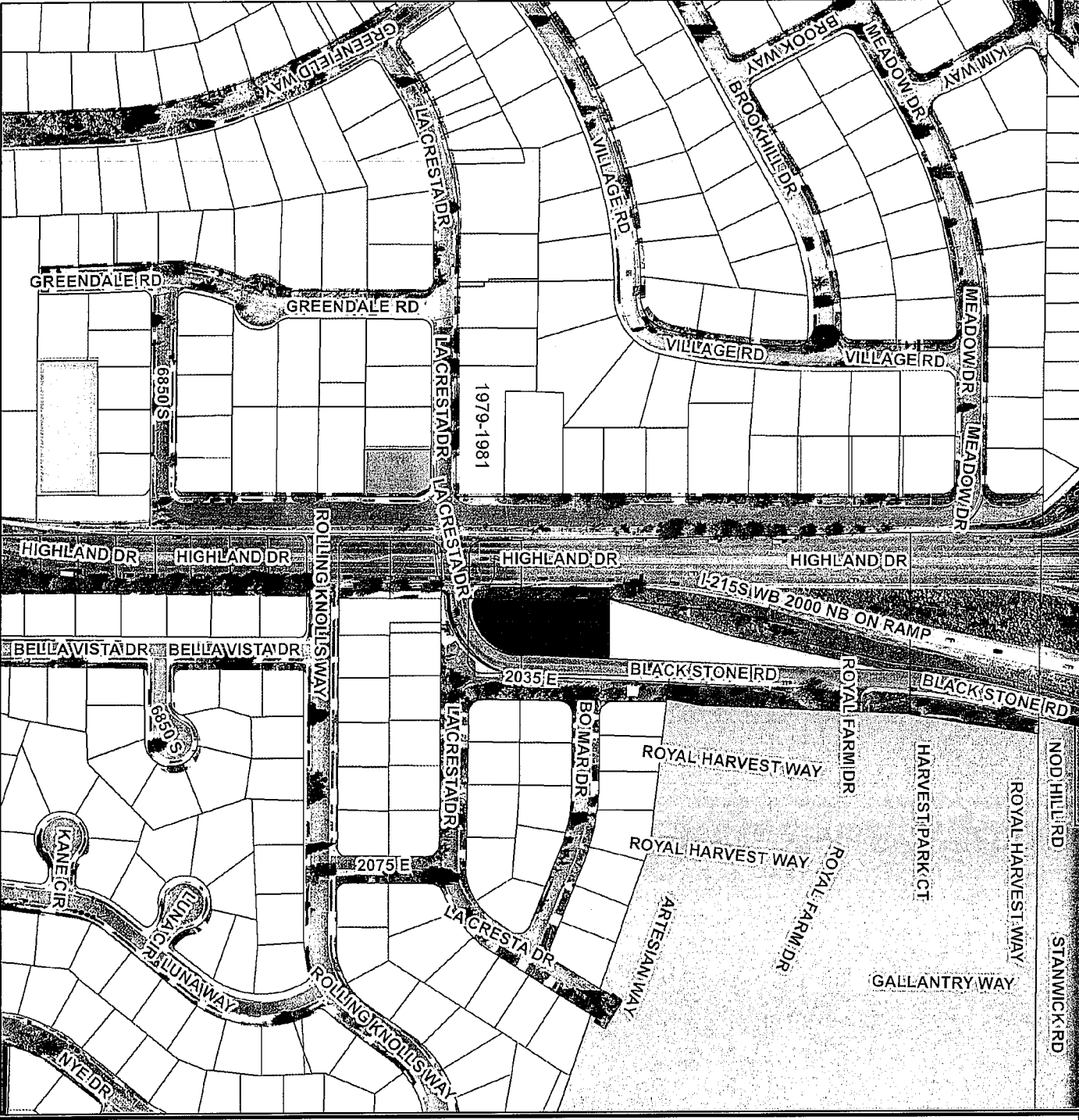
Landuse

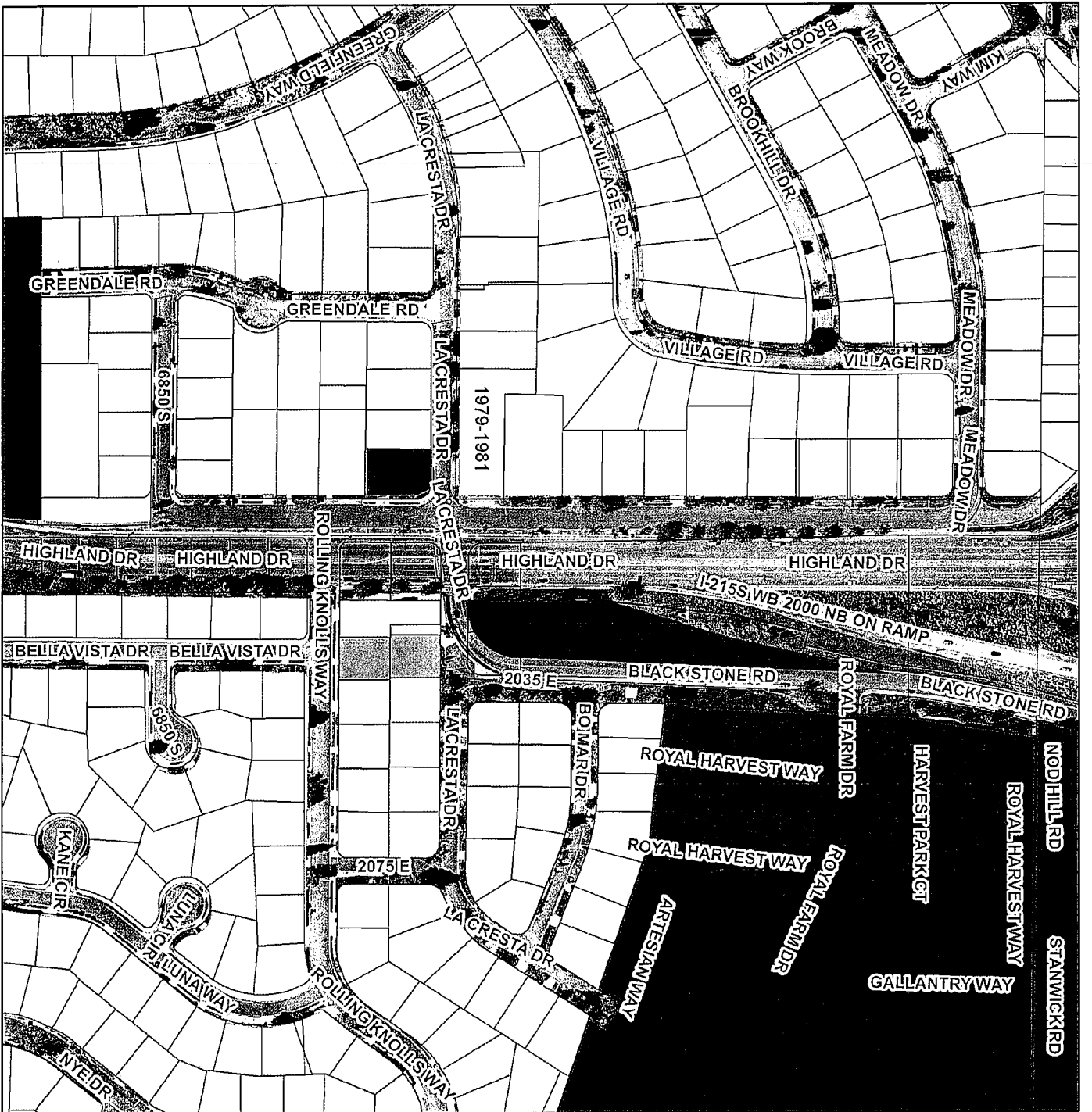
- Civic
- Religious
- Utility
- Office/R-D
- Residential Office
- Commercial
- Mixed Use
- Neighborhood Commercial
- Residential High Density
- Residential Mid Density
- Residential Low Density
- Residential Rural Density
- Open Space
- Sensitive Lands

City of Cottonwood Heights
Planning Department
1265 E. Fort Union Blvd., #250
Cottonwood Heights, UT 84047
(801) 545-4154



Published:
August 18, 2008





Current Zoning Map

Zoning	
CR	RR-1-43
NC	R-1-8
ORD	R-1-6
RO	R-1-10
PF	R-1-15
RM	R-2-8
RR-1-21	F-1-21
RR-1-29	F-1-43
	F-20

City of Cottonwood Heights
Planning Department
1265 E. Fort Union Blvd., #250
Cottonwood Heights, UT 84047
(801) 545-4154



Published:
August 18, 2008



Current Zoning Map

Zoning	
	CR
	R-1-43
	R-1-8
	NC
	R-1-6
	ORD
	R-1-10
	RO
	R-1-15
	PF
	R-2-8
	RM
	F-1-21
	F-1-43
	RR-1-29
	F-20
	Gateway

City of Cottonwood Heights
 Planning Department
 1265 E. Fort Union Blvd., #250
 Cottonwood Heights, UT 84047
 (801) 545-4154



Published:
 August 18, 2008

